

## INTRODUCTION

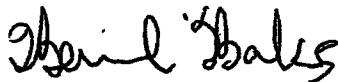
Name Bernard Banks I live 83 R Street NW approx 60 feet from The B B C, first let me assure you that as a Neighbor I have NO problem with the BBC or its Management.. I do have a problem with the rezoning of said property (lot 800 square 3103) my understanding is that ...its current zoning is allowing Mr Davenport with all the exceptions to run and operate a successful business venture in my neighborhood. A neighborhood that in the past has mostly been ignored when it comes to common neighborhood complaints. I have found Mr Davenport when approached by me to be very conscious of neighborhood concerns and while a few violations have been found and sited I have found on the whole that it is NOT an everyday occurrence that violations are observed.

I do have a problem with the rezoning of a res to a full commercial venue especially in this time of over development in our residential area where city infrastructure and neighborhood impact are never really taken into affect (it just seems to be all financial ) on the cities part when doing this spot rezoning. Along this corridor (within the last 3 years there has been a significant influx of businesses) that have purchased commercial sites and turned them into viable business without having to rezone the property. This is why I objected to the rezoning to the address right next door to me (85 R street NW) several years ago ....myself and many neighbors including Mr. Davenport had various objections to that rezoning case and so the owner with drew. My reasons included the increase of home values & taxes & the increase of noise, congestion and trash along this residential corridor.

Again let me state ....I am not against business development in my neighborhood when it turns it into a successful element for the neighborhood and community ...but we must start with smart building growth especially now because things are becoming VERY evident that the city needs to catch up with the infrastructure demands that these developments bring ....Once we rezone it to commercial anyone can turn that SITE and LOT #into anything they want without the neighborhoods input. There is a REASON it was a residential with exceptions in the first place and not just a full C2A zoned site.

And again let me say .....I have no problem with the BBC and its management currently and at present with the operation that is running now.

Respectfully submitted



Bernard Banks

ZONING COMMISSION  
District of Columbia  
CASE NO. 10-14  
EXHIBIT NO. 48  
ZONING COMMISSION  
District of Columbia  
CASE NO. 10-14  
EXHIBIT NO. 45